

FOUNDATION CHECKLIST

€ " anchor bolts are required within 12 inches of each corner and the end of each sill plate and every 6 feet. Anchor straps are allowed per manufacturers, installation instructions. (R4 03.1.6)
All wood sills that rest on concrete or masonry and are less than 8" from grade must be pressure treated. (R317.1)
Masonry construction to be engineered or by empirical design for seismic group C for Town Homes. (R6 06 .12)
Wall thickness is based upon walls supported. Minimum thickness for single story masonry foundations is 6 inches, two stories is 8 inches. Pier and Curtain is allowed on light frame construction supporting a maximum of 2 stories in height using a minimum of 4 inch masonry. (R4 04 .1.5.3). Pier and veneer is an acceptable practice but still must meet the foundation anchorage and header span supporting the floor(s) above.
Maximum unbalanced fill for pier and curtain wall is 1 foot, hollow 8 inch CMU is 4 feet, and solid grouted 12 inch CMU is 6 feet, 12 inch poured concrete wall is 8 feet. Any foundation wall that exceeds this would require engineering. (Table 4 04 .1.1(1))
Backfill should not be placed against the wall until the wall has sufficient strength, anchorage and bracing. (R4 04 .1.7)
Waterproofing and foundation drainage (fFrenchDrains") should be installed at this time. Foundation drainage shall positively slope to daylight as site conditions warrant. Exterior waterproofing and drainage systems are required on all basements, storage spaces, habitable spaces and when the inside grade of the crawlspace is lower than the finished outside grade. (R4 05, R4 06 , R4 08.6)
Masonry walls shall be solid units or grouted at a change in thickness. (R6 06 .2.3)
An 18"x24 " crawl space access shall be maintained. A larger access will be required when equipment is located in the crawlspace. (R4 08.4. M 1305.1.4)
The minimum net area of crawlspace ventilation openings shall not be less than 1 square foot for each 150 square feet of under floor space area. One opening shall be within 3 feet of each other. NOTICE: An 8"X16 " foundation vent does not equal to one square foot of ventilation. (R4 08.2)
8 inch CMU piers cannot exceed 80 inches in height. Piers over 32 inches high must be filled solid and capped. (R6 06 .6)
Masonry walls shall be laterally supported. (R6 06 .9)
Flashing and weep holes must be installed correctly. Drilling weep holes is not acceptable practice. (R703.7.5, R703.7.6)

This checklist is in no way to be considered as an all-inclusive checklist